



# Pinehurst

## GREEN GRID

MARCH 2005

## PROJECT UPDATE

Greetings! Thank you to those of you who were able to attend the November 18th Open House at the Pinehurst Alternative School (AS#1). We had great participation from residents in the project area. Over 80 people attended the meeting to learn about how the design is progressing, to discuss landscaping and other project options and to meet with members of the project team. We hope you found the meeting informative. If you were unable to attend the meeting, or are new to our mailing list, this newsletter will help bring you up to date with the project plans.

Design Commission ensures that public facilities and projects within the civic environment incorporate high standards of design quality and efficiency.

Design Commission review is a required part of the City's formalized design review process. The Design Commission recommended approval of the Pinehurst natural drainage in the design development stage. They were excited about the ecological potential of the project and commended the project's side benefits of community participation and improving the pedestrian environment.

Construction is scheduled to begin in June (schedule information is included on page 3) and will be completed in stages. The project team will have a final open house prior to the beginning of construction to let everyone know what to expect during the construction phase and more specific information regarding the phasing. Look for information later this spring about the open house date and time.

Construction can be an exciting and challenging phase of a project for both the project team and the neighborhood. SPU is looking forward to a final project that is beautiful and functional and that we can all be proud of. As always, if you have questions or comments about the project, please feel free to call me or send me an email.

**- Keith Ward, Project Manager**

(206) 615-0734

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The project has progressed significantly in the past two months. We are near the end of design. Many of you have heard from me in the past couple of months as the project team has been working through some of the realities of putting an evolving project design into practice in your neighborhood. We have been able to work through many details regarding

placement of sidewalks, plants and mailboxes (for more information about mailboxes, see article page 2).

In February we presented the project plans to the Design Commission of the Department of Planning and Development (DPD) for their review.

Established in 1968, The Seattle Design Commission is an advisory body to the Mayor, City Council, and City staff. The

# SPOTLIGHT

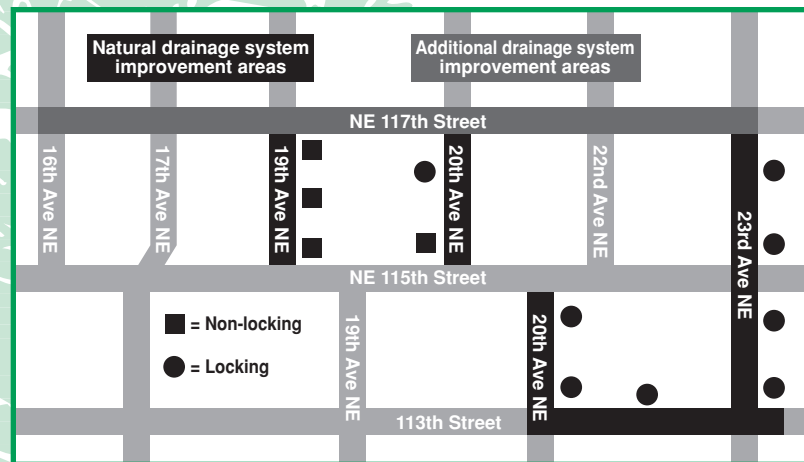
## *A tale of two mailboxes*

One of the features at the November Open House was the information and voting kiosk that presented neighbors with two general mailbox options - locking and non-locking. We received a lot of feedback from area residents on the two alternative mailbox designs. The project team tabulated and reviewed ballots submitted on mailbox preferences.

Below is a map of the project area. On it you can see the planned locations for each new mailbox. Also indicated is the type of mailbox that will be at each location. Mailbox locations were determined by a combination of factors: preference of the neighbors, the needs of the postal carriers, the type of mailbox chosen (which affects the number of mailboxes on a block) and the locations of other features of the natural drainage system design. The type of mailbox at each location was based on the preference of a majority of neighbors at that location.

We appreciate the flexibility of area residents in accommodating the needs of the postal service, the project design, and their neighbors. If you have questions about mailboxes, please contact Keith Ward, Project Manager at (206) 615-0734 or [keith.ward@seattle.gov](mailto:keith.ward@seattle.gov).

Non-locking mailboxes will have two levels of mailboxes.



## YOUR STREET – YOUR STREETFRONT GARDEN

By the time you receive this newsletter, many of you will have met with or heard from Shane Dewald, the project landscape architect. Shane has been working on the layout of trees on each project street and is developing a spreadsheet to track each resident's preferences for trees and other plants that you indicated on your returned plant survey or in discussions with her. If you have not yet turned in a plant selection survey, Shane will make selections for your street frontage, giving consideration to the shade or sun exposure and to your existing trees and plants.

Landscape architectural design for each property, and for the street overall, balances the use of trees and plants with the use of other elements like the contours of swales, sidewalks, and rockeries and the strategic placement of landscape boulders. You can expect grading, contouring and the construction of rockeries or landscape rocks to be designed in the

field during construction to be compatible with your trees and other property improvements.

Installation of trees and other plants will begin at the end of major construction activity on your street. Plant locations are staked out in the field, which provides you the opportunity for input on the final locations for trees and other plants right up until the plants arrive for installation.

To get a good idea of what to expect, we encourage you to visit the Broadview Green Grid neighborhood. If you have already done so, you have probably already seen examples of our field markings with stakes and flags, all coded by number or color so that property owners know what will be planted before the work is completed. We consider this an important step to be sure that your street front is designed in a way that works for you!

# SCHEDULE UPDATE

The Pinehurst Green Grid is scheduled to begin construction in June, with some preliminary work (including surveying, and relocation of utilities) beginning shortly before that. It will be constructed in four stages indicated by the chart below.

Each stage will be constructed successively and will take approximately two to three months to complete. We will keep you updated on specific construction schedule impacts as the project progresses.

## PINEHURST GREEN GRID CONSTRUCTION SCHEDULE\*

Construction begins June 2005

Summer 2005	<b>Phase 1</b> 19th Ave NE and 23rd Ave NE, north of NE 115th St
Fall 2005	<b>Phase 2</b> 20th Ave NE, north of NE 115th St and 23rd Ave NE, south of NE 115th St
Winter 2005-06	<b>Phase 3</b> 20th Ave NE, south of 115th St and NE 113th St, between 20th Ave NE and 23rd Ave NE
Spring 2006	<b>Phase 4</b> NE 117th St between 15th Ave NE and 23rd Ave NE

\* Project schedule is subject to change due to weather.

## PROJECT SCHEDULE

Summer 2004	Project under design
Winter 2005	Project design complete
Spring 2005	Project out to bid – community meeting planned
Summer 2005	Construction begins on first block
Spring 2006	Construction completed

# CURBS AND SIDEWALKS

Since the Open House in November, the design team has made a few changes to the curb and sidewalk design that we wanted to let you know about.

**Curb Height** – all the curbs in the project, except on 23rd Avenue NE, north of NE 115th Street will be constructed at full, standard curb height – 6 inches. Originally, the project team was considering installing lower curbs – 2-4 inches. This change was made to improve pedestrian safety, by creating a more defined roadway edge for drivers to see more clearly. In general, curbs will only be on the sidewalk side of the street.

**Curbs Near Traffic Circles** – curbs will be on all four corners where the project is adjacent to traffic circles. This will help to define the intersection and keep vehicles within the roadway.

**Pedestrian Walkway on 117th** – A new compacted gravel pedestrian walkway will be installed on NE 117th Street on the south side of the street, between 15th Avenue NE and 23rd Avenue NE. This will connect pedestrian access in the project area, with existing sidewalks on NE 117th at 15th Avenue NE and improve the walkability of the neighborhood.



# UPCOMING PROJECT MEETING

The project team will be holding an open house in the neighborhood in May to provide information about the project construction phase. Neighbors will get details about what to expect during construction, including impacts to parking and traffic, mail delivery, project phasing, schedules, and landscaping, etc.

Look for an invitation in the mail near the end of April with specifics about the time and location. We look forward to seeing you there.

## Who should I contact for more information?

If you have questions or would like additional information, please contact:

**Keith Ward, Project Manager**

206-615-0734 [keith.ward@seattle.gov](mailto:keith.ward@seattle.gov)

Information about the city's natural drainage program is also available on our website at [www.seattle.gov/util/naturalsystems](http://www.seattle.gov/util/naturalsystems)

### Other resources on the web:

<http://depts.washington.edu/cuwrn/>

<http://www.psat.wa.gov/Programs/LID.htm>

<http://www.lowimpactdevelopment.org/>

If you would like to receive this newsletter via email, please send a request to Keith at the email address listed above.



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**For more information  
on the City of Seattle's  
Natural Drainage  
Systems Project, please  
visit our website at:  
[www.seattle.gov/  
util/naturalsystems](http://www.seattle.gov/util/naturalsystems)**

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